

### ***III. Land Use, Design & Development Chapter***

The Land Use, Design and Development Chapter contains the Land Use Element, which identifies a broad variety of existing land uses and designates projected general distributions of land uses in the future. This Chapter also includes *Accessibility, Community Design, Historic Preservation, Housing, Neighborhoods, and Redevelopment elements*. These elements address how land uses are translated into specific community planning values and needs. These elements are important in defining Tempe's unique aesthetic character, making it an attractive and comfortable place to live, work or visit.

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## ~~A.~~ Land Use Element

~~The Land Use Element defines land use categories, concepts for density and building intensity.~~ The Land Use Element is used to guide future development and make land use decisions that maintain an attractive, livable and economically sustainable City. State law requires that the Land Use element designate the proposed general distribution, location and extent of uses of land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space and other categories of public and private uses as may be appropriate to the city. The element also includes a statement of the standards of population density and building intensity recommended for various land use categories covered by the plan. It identifies specific programs and policies that the city may use to promote infill or compact form development and locations where those development patterns should be encouraged. This element also addresses maintaining a broad variety and range of land uses. The state requirement to address air quality and access to incident solar energy is addressed in the *Environment* element. This land use element generally describes land uses, and does not identify or change zoning.

### ~~Land Use Categories on the Existing and Projected Land Use Map~~

The Projected Land Use Map depicts graphically ~~how the desired use for~~ each piece of land ~~could be used~~. Tempe's current planning area is 40.1 ~~1~~ square miles and ~~its~~ ultimate planning area is 40.36 45-square miles, which includes incorporated land area and several County islands.

~~Below are~~ The following are descriptions of the land use categories for the Existing and Projected Land Use Maps located at the end of this element. Existing land uses are current uses, projected land uses are those which are anticipated to occur within the next 25 years. Property owners may request a land use change to reflect the projected land use. Land uses are defined by the *primary* use that occurs on the property. Both existing and projected land uses may or may not conform to the property's zoning designation. Refer to the City of Tempe Zoning Ordinance for property zoning. Concepts of density are identified later in this element. The following categories ~~below~~ generally reflect *how land is used*; ~~it they~~ identify where people live, learn, work or play/recreate.

#### **Residential (live)**

Land that is used primarily for living: sleeping, cooking, and other daily activities conducted in a dwelling. This category includes many types of housing, such as single-family (detached and attached), multi-family and group residences.

#### **Commercial (work)**

Land that is used primarily for working: the full range of commercial, including retail, service, light industrial and medical uses. This category includes many types of buildings, including offices, restaurants, regional and neighborhood retail, and private and charter schools.

#### **Mixed-~~u~~se (live/work)**

Land used ~~in~~ for a mixture of residential and commercial uses. This category encourages creatively designed developments which create a living environment, reflective of a "village" concept, in which there is the opportunity to live, work and recreate in the same development or within the area. Basic criteria for development include reasonable scale, encouragement of alternative modes of transportation (such as bicycling and walking) and a well-conceived plan with access to and integration of transit facilities.

#### **Industrial (work)**

Land used primarily for industrial uses, with office and limited commercial activity that is directly related to the primary industrial uses. Industry may include research, refining, manufacturing, assembly, processing, demolition, wholesaling or distribution. Uses typically have external effects such as power or utility

equipment, large truck delivery, air handling/venting systems, transmission corridors for power and water or other characteristics potentially producing odor, sound, or visual conditions, which may not be compatible with other land uses.

#### **Civic (work)**

Land used primarily for conducting civic business or providing municipal services such as fire and police facilities as well as quasi-public or non-profit facilities. This category is reflective of the land use, not the land ownership, as there may be government-owned properties used for recreation or residences, and likewise there may be government services provided from leased private property.

#### **Educational (learn)**

Land that is used for primary, secondary or graduate education including public schools, and Arizona State University, and public community colleges. This category does not include private and charter schools, or facilities used for recreational classes or where education is secondary to another main use, such as commercial or residential.

#### **Public Open Space (play)**

Land which can be accessed or viewed by the public, which is primarily used for outdoor recreation, events, preservation of natural resources or the promotion of public health, safety and well-being. This includes the following public facilities: parks, plazas, golf courses and retention basins.

#### **Water (play)**

Water which can be viewed by the public or which may be used for outdoor recreation, events, preservation of natural resources or the promotion of public health ~~safety~~ and well-being. This includes public and private lakes and canals.

#### **Private open space (play)**

In accordance with Arizona Legislation, private property may not be designated as open space for the purposes of public planning, accounting, or protection through restriction without prior written consent of the owner. Although other land use categories do not designate property ownership, this category recognizes the role that private property plays in open space provision within our community. This category is for identification and recognition of this land and does not imply restrictions on changes of use. Property identified on the projected land use map as private open space has written consent to be designated as such.

#### **Public Recreational/Cultural (play)**

Land primarily used for active or passive recreation or cultural activities, which do not qualify as open space due to significant site infrastructure such as a multi-generational center, library, arts center or museum.

#### **Place of Worship (shown on existing land use map)**

Religious or worship uses are allowed in all zoning categories of the zoning ordinance. For the purposes of identification on the existing land use map, properties are considered as civic uses (with a symbol identifying a place of worship).

#### **Medical (shown on existing land use map)**

Medical use is identified in commercial land use such as a regional hospital. A symbol is used to identify more specific use within this category on the existing land use map.

#### **Arizona State University (ASU) property**

ASU properties are identified with a symbol to differentiate between private residences and student housing, ~~differentiate between~~ ASU cultural/recreational and open space land uses and ~~between~~ private development and University operations/functions that serve the educational land uses of the university.

**Municipal Operations:** Properties identified with a symbol to differentiate between public and private land where municipal property may be used for industrial or operational uses (such as a water treatment plant), and therefore not be shown as civic, which implies a facility regularly visited by the public.

The following paragraphs describe residential characteristics that define more specifically how land is used to live, for different residential housing types. This includes concepts of density and building intensity. (Dwelling units per acre are shown as du/ac.) These characteristics reflect ~~anticipated~~ residential use within the next 25 years. These categories may or may not conform to the property's zoning, ~~because land use reflects how the land is used, while zoning dictates what is allowed within the designated zoning district.~~ It is important that the City of Tempe Zoning Ordinance be referenced with regard to the zoning of a property. The following categories below generally reflect *how land is used for daily living*.

#### **Low Density (up to 3 du/ac)**

Residential ~~land permitted use with~~ a density between one to three dwelling units per acre. Some of these properties may be permitted to keep large animals, or have substantial land for agricultural use or gardening. Lot size enables outdoor recreation to occur on private property. These residences are typically large detached homes of one or two stories, with significant privacy and open space.

#### **Low to Moderate Density (up to 9 du/ac)**

Residential ~~land permitted use with~~ up to nine dwelling units per acre. These properties have animal restrictions and have limited outdoor recreation and gardening opportunities. The homes are typically detached but may be attached, and are one or two stories. Through lot size and block configuration, residents are given more opportunity for interaction with neighbors.

#### **Medium Density (up to 15 du/ac)**

Residential ~~land permitted use with~~ up to ~~15~~fifteen dwelling units per acre. These compact residences have limited private outdoor space, and may rely on shared or common open space for recreation. These residences may be part of a mixed-use development, or may have access to nearby open space or other amenities. The proximity to amenities and configuration of residences encourages resident interaction. Homes may be detached or attached and may be multi-story or have stacked residences. This level of intensity should promote a village environment with easy access to goods and services, business and recreation.

#### **Medium to High Density (up to 25 du/ac)**

Residential ~~land permitted use with~~ up to ~~twenty-five~~25 dwelling units per acre. These compact residences have limited private outdoor space, and may rely on shared or common open space for recreation. These residences may be part of a mixed-use development, or may have access to nearby open space or other amenities. The proximity to amenities and configuration of residences encourages resident interaction. These residences are attached, may be multi-story and have stacked residences. This level of intensity should promote a village environment with easy access to goods and services, business and recreation.

#### **High Density (more than 25 du/ac)**

Residential land permitted to have more than ~~twenty-five~~25 dwelling units per acre. Proximity to employment, entertainment and pedestrian activity encourages interaction and creates an urban environment. These residences are both attached and stacked, and may be part of a mixed-use development. This level of intensity ~~must~~should either provide or have access to nearby open space and other amenities.

#### **Cultural Resource Area (existing density allowed by zoning)**

Areas identified on the density map which are considered culturally significant to the character of Tempe, based on the 2001 Post World War II Subdivision Study. It is desirable to maintain the character of these areas, therefore the underlying zoning should remain the highest appropriate density for these areas. These

areas are shown as Cultural Resource Areas, with a projected density to match the zoning at the time this plan is adopted.

### ***Current Conditions***

The following pages include: a list of existing and projected land uses based on the land use maps (table 1), an analysis of the 2003 zoning map identifying actual property zoning ratios within the city (table 2), ~~a chart of existing and projected land uses based on the land use maps~~, and a ~~chart~~ comparison of existing and projected densities based on the density maps (table 3). Zoning divides the city into areas organized by related uses, defined by districts, with specific allowable and restricted conditions. It legally defines rights to use property. Zoning is intended to implement the projected land use plan, promote land use compatibility and aesthetics, protect public health, safety and welfare, and ensure proper government service. The land use map may assist in determining the desired zoning district during the re-zoning hearing process. Following these ~~charts~~ tables is an analysis of current zoning and land use conditions as they relate to projections and where changes within land use categories might occur.

***TABLE 1: Tempe Existing and Projected Land Use Categories***

<b><u>GENERAL PLAN</u></b>	<b><u>(September, 2003)</u></b>			
<b><u>2030 draft</u></b>				
	<b><u>Existing Land Use</u></b>		<b><u>Projected Land Use</u></b>	
<b><u>Land Use</u></b>	<b><u>Acres</u></b>	<b><u>Percent of total existing land use</u></b>	<b><u>Acres</u></b>	<b><u>Percent of total projected land use</u></b>
<u>Residential</u>	<u>9044.83</u>	<u>44.7%</u>	<u>9401.65</u>	<u>46.5%</u>
<u>Commercial</u>	<u>2827.67</u>	<u>14.0%</u>	<u>1896.11</u>	<u>9.4%</u>
<u>Mixed Use</u>	<u>11.32</u>	<u>0.06%</u>	<u>2174.69</u>	<u>10.8%</u>
<u>Industrial</u>	<u>3236.21</u>	<u>16.0%</u>	<u>3462.44</u>	<u>17.1%</u>
<u>Civic</u>	<u>296.59</u>	<u>1.5%</u>	<u>49.86</u>	<u>0.2%</u>
<u>Educational</u>	<u>716.91</u>	<u>3.5%</u>	<u>687.3</u>	<u>3.4%</u>
<u>Open Space</u>	<u>1471.41</u>	<u>7.3%</u>	<u>1870.86</u>	<u>9.3%</u>
<u>Water</u>	<u>426.1</u>	<u>2.1%</u>	<u>426.1</u>	<u>2.1%</u>
<u>Private Open Space</u>	<u>410.13</u>	<u>2.0%</u>	<u>62.89</u>	<u>0.3%</u>
<u>Recreational/Cultural</u>	<u>181.47</u>	<u>0.9%</u>	<u>191.25</u>	<u>0.9%</u>
<u>Vacant</u>	<u>1611.4</u>	<u>8.0%</u>		
<u>City Total</u>	<u>20234.04</u>		<u>20223.15</u>	
<u>(excluding rights-of-way)</u>				
<u>Gross Total</u>	<u>25664</u>	<u>(40.1 square miles)</u>		



**TABLE 2: 2002 Tempe Zoning Districts and Categories**

Zoning Category	ZONING	Total Acres	Percent of total zoned property
<b>Commercial</b>	C-1	133	0.6%
	C-2	390	1.9%
	CCD	113	0.5%
	CCR	34	0.2%
	PCC-1	596	2.9%
	PCC-2	299	1.5%
	RCC	103	0.5%
	RO	190	0.9%
	Subtotal:	1857	9.0%
<b>Industrial</b>	I-1	2261	11.0%
	I-2	2912	14.2%
	I-3	278	1.3%
	IBD	22	0.1%
	Subtotal:	5473	26.6%
<b>Mixed Use</b>	MG	97	0.5%
	MU-1	0	0.0%
	MU-2	1	0.0%
	Subtotal:	97	0.5%
<b>Residential</b>	AG	2226	10.8%
	R1-10	142	0.7%
	R1-15	374	1.8%
	R1-4	482	2.3%
	R1-5	19	0.1%
	R1-6	5123	24.9%
	R1-7	1161	5.6%
	R1-8	146	0.7%
	R1-PAD	34	0.2%
	R-2	530	2.6%
	R-3	1049	5.1%
	R-3R	125	0.6%
	R-4	462	2.2%
	RMH	250	1.2%
	TP	3	0.0%
	Subtotal:	12126	58.9%
<b>Acres of Zoned Property*</b>		<b>19553</b>	<b>95.0%</b>
<b>Gross Acres of Property</b>		<b>25664</b>	

The General Plan does not change zoning categories; zoning categories are defined in the Zoning Ordinance. A property's zoning can only be changed through a legal hearing process. The purpose of this table is to show how property within Tempe is currently zoned.

NOTE: In this draft document, changes to these categories may be made if the new zoning ordinance modifies the definitions.

\*Property within the City of Tempe, which is not zoned by the City or is not identified by parcel boundaries, is not accounted for in this list. Such properties include streets and other rights-of-way, the Salt River, and land controlled by other jurisdictions within Tempe boundaries. NOTE: Most rights-of-way are zoned with adjacent properties.

Projected acreage is used to determine the threshold for major amendments to the General Plan, which may occur with a decrease of 1.0% ~~percent~~ of residential or open space, or 2.0% ~~percent~~ of any of the other land uses. Note that the projected acreage is subject to change with subsequent General Plan updates, and calculations are made at the time of the application for a project. However, plans initiated by the federal government (such as the Federal Aviation Administration or Departments of Energy or Transportation), state government (such as Arizona Department of Transportation or Arizona State University) or school districts do not fall under the jurisdiction of the City of Tempe General Plan.

Currently ~~8.5%~~ 9.0 percent of the land is zoned commercial and 14.0% ~~percent~~ of the land in Tempe is used for Commercial land use, this includes properties zoned light industrial. It is projected that 9.40% ~~percent~~ of the land will be Commercial land use in the future. This category includes light industrial areas, business parks and commercial centers. The decrease is projected due to an increase in the projected Mixed-Use category.

Currently 0.5% ~~percent~~ of land is zoned for Mixed-Use, and only 0.06 % ~~percent~~ of land in Tempe is being used for Mixed-Use. It is projected that 10.87% ~~percent~~ of the land will be Mixed-Use in the future. This will be accomplished through infill and redevelopment in specified areas, and conversion of existing developments to new market ~~products which~~ products that include a combination of uses to maximize the use of the land.

Currently 26.6% ~~percent~~ of the land is zoned industrial, however only 1.3% ~~percent~~ of this is zoned heavy industrial. 15.9% ~~percent~~ of the industrial zoned land is currently being used for primarily industrial purposes. Much of the light industrial property is being used for office-type uses that provide services rather than production. It is anticipated that service industries will continue to dominate much of the light industrial areas within Tempe. However, for a balance of land uses, it is important to designate a portion of land for industrial uses which may occur in the future. This land use category does not allow residential uses, because of potential conflicts of use. Therefore, it is projected that 17.1% ~~percent~~ of the land in Tempe will remain for industrial uses defined within the zoning classification for each property. This 1.2% ~~percent~~ increase comes from vacant land projected to be developed into industrial uses.

Currently 1.5% ~~percent~~ of the land is used for civic purposes, this includes non-profit and quasi-public entities. The City of Tempe does not anticipate substantial change to this land use for municipal purposes. However, the projected land use map reflects a decrease because places of worship have been shown as either the underlying zoning (which typically is residential) or as the surrounding projected land use. Non-profit or faith based organizations who have identified a long-term commitment to continue their use may have the property designated civic, to better reflect projected uses within the community.

Currently 3.5% ~~percent~~ of the land is used for educational purposes, this includes public elementary, middle and high schools, as well as Arizona State University and public community colleges. This does not include private educational facilities or property owned by the school districts or state board of regents which may be used for other uses, such as administrative offices, bus parking and maintenance, residence halls, mail distribution or facility operations serving educational purposes. It is not anticipated that additional land will be used for K-12 education. Additional space needed for a projected population of 1906,070 would be accommodated through modifications to existing facilities. Arizona State University may expand educational uses into other properties currently vacant or presently used for other purposes. Likewise, acquisition of property for use by ASU in other land use categories will impact the overall balance of land uses within Tempe. This land use and others may be amended upon completion of an ASU masterplan, to more accurately reflect their long range planning objectives within Tempe.

Currently ~~2.12%~~ percent of the property in Tempe is water which serves as open space. This category includes city lakes (Canal Park Lake, Kiwanis Lake and Town Lake), as well as the open canal lines and private developments with predominant water features (The Lakes, ASU Research Park and Oasis at Anozira). The Parks & Recreation Masterplan identifies the public lakes within their acreage of public parks (1,870). It is projected that there will be no change to this land use category.

Currently ~~87.30%~~ percent of the land in Tempe is used for public open space, this includes public golf courses and parks. In 2003, open space in the form of playgrounds and practice fields of schools included 357 acres (~~1.8%~~ percent) of land. It is shown on the land use map as educational because it is part of one parcel with a primary use of education. Adding ~~to~~ this the ~~2.12%~~ percent of water, ~~and~~ Tempe currently has ~~11.22.0%~~ percent open space. This calculation does not include property identified for recreational or cultural use, which may have open space associated with the primary use (ie. Peterson House, Tempe Library, Gammage Auditorium, ~~and~~ Eisendrath House). This calculation also does not include open space provided as retention, rights-of-way, or other unidentified sources such as corridors or plazas or the ~~1.9%~~ percent of private open space identified. The projected land use map shows ~~248399.5~~ new acres of open space adding ~~1.2%~~ 2.0 percent to the total public open space. It is projected that Tempe will have ~~2,923~~ 2,653.96 acres, or ~~13.2%~~ percent open space including water and educational play fields, excluding retention, rights-of-way and private open space. With a projected population of ~~190,000~~ 196,697, Tempe plans to have at least 15.38 acres of open space per 1,000 residents in 2030. The Open Space Element uses the Parks and Recreation Master Plan to define open space types and park descriptions. Second only to quality education, open space was the next highest response in the General Plan survey question about what the single most important determinant on choosing a place to live. With projected increases to population, and no significant increases to land within the City, open space will continue to be an important issue for the community. Future provision of open space will rely more heavily on private open space, unless resources are used to convert other land uses to this category.

Currently ~~.9%~~ percent of the land in Tempe is used for public recreational or cultural purposes. This includes multi-generational community centers, museums, public theaters, and the Tempe library (ASU library and school libraries are identified within the larger use of the land for education-al purposes). Although private recreational and cultural facilities such as skating rinks, water parks, performance stages and movie theaters play a significant role as amenities in the community, they have been accounted for within the commercial category. It is projected that the public recreational or cultural land uses will not significantly change in the future. Market demands for amenities may be met through private development of pay-~~for~~-play facilities such as those mentioned.

The ~~8.0~~ 7.3% percent of vacant land within Tempe is projected to be incorporated into one of the above land uses by 2030. A majority of this includes the Salt River, which will eventually be improved as habitat open space.

Approximately ~~21.2~~ 26.0% percent of land in Tempe is currently used for right-of-way, which includes the travelways identified in the Transportation Chapter of the General Plan. It is projected that this allocation of right-of-way will remain the same in the future. Any modifications to existing streets or freeways would need to be made within ~~this~~ these existing rights-of-way, or would require changing other land uses.

~~Currently~~ While ~~59.4%~~ 58.9 percent of the land in Tempe is zoned residential, ~~44.7%~~ percent is actually used for residential purposes. Land zoned for residential development may have land uses such as open space, education, civic, recreational/cultural, water, or rights-of-way. It is projected that an additional ~~1.8%~~ percent will be used as a residential land use in the future. Note that residential uses may occur, and are encouraged in mixed-use developments. *Based on adoption of the new zoning ordinance (Draft June, 20023)*, some commercial properties may also include residential uses with a use permit.

The existing and projected density maps determine what level of density and building intensity are considered to be appropriate throughout the City on all properties considered potentially appropriate for residential development. This does not mean that every property shown with a density designation will become residential, only where different levels of density might occur.

**Table 3 Existing and Potential Projected Densities with projections for dwelling units per density category**

GENERAL PLAN

draft

(September, 2003)

Existing Density			Projected Density			% change	Current Calculated	Projected Calculated	Projected Actual
Residential Existing	Acres	Percent of total existing density	Residential Projected	Acres	Percent of total projected density	from current to projected	# of current dwelling units based on acreage	# of projected dwelling units based on acreage (100% of each land use category)*	# of projected dwelling units expected (based on acreage of development estimated) **
			<b>Cultural Resource Area***</b>	781.6	6.3%		4676		1403
<b>Low Density</b> (1-3 DU per acre)	1160.92	12.8%	up to 3 DU per acre	1331.71	10.8%	12.8%	3483	3883	3483
<b>Low to Moderate</b> (4-9 DU per acre)	5732.90	63.4%	up to 9 DU per acre	5074.92	41.2%	-13.0%	51711	50941	50941
<b>Medium</b> (10-15 DU per acre)	711.62	7.9%	up to 15 DU per acre	1347.78	10.9%	47.2%	10669.5	22645	6794
<b>Medium High</b> (16-25 DU per acre)	1251.63	13.8%	up to 25 DU per acre	2756.72	22.4%	54.6%	31000	70390	12255
<b>High Density</b> > than 25 DU/AC	184.76	2.0%	> than 25 DU per acre	1037.25	8.4%	82.2%	5882	33040	5800
<b>City Total</b>	<b>9041.83</b>			<b>12329.98</b>			<b>102,746</b>	<b>180,899</b>	<b>80,676</b>
<b>2000 Census Actual Dwelling Units:</b>							<b>67,375</b>		

\*For purposes of calculating dwelling units for high density, 30 du/acre was used as an estimate.

\*\*Not all land in Tempe will be redeveloped and not all mixed-use or commercial properties will include residential components, many parcels may remain as currently used. Therefore for calculation purposes an assumption of 30% of the medium density areas;

\*\*\* The Cultural Resource Area is a new land use density category on the projected density map. To project density in this new category, each parcel of land was calculated based on the maximum density allowable by existing zoning, and amalgamated with all other parcels within this category. Commercially zoned properties were calculated at zero density. For calculation purposes, an assumption of 30% of the Cultural Resource Areas would be developed to the allowable zoned density.

Tempe's current population of 158,674 resides in 63,375 dwelling units, with an average of 2.542 residents per dwelling unit. The calculations shown in the right chart Table 3 illustrate how straight land use calculations do not reflect actual development patterns or conditions. The "Current Calculated" column takes all projected densities at their maximum existing allowed density and calculates the total dwelling

units per category, and then adds these to find the “current” number of dwelling units in the whole city (102,746 du). In reality, the actual number of dwelling units is 67,375: this is 65.5% percent of the allowable density. Although one acre of land may be allowed 15 dwelling units, the requirements for parking, open space, retention, set backs and rights-of-way often decrease the actual number of units able to be built on the property. Therefore, the projected calculation for dwelling units, based on density designations are not accurate to what most likely would be built. A calculation of 65.5% percent of the “Projected Calculated” column total (180,899 du) would be 118,489 du, which is still relatively high to what is expected to actually occur. The last column on the right reflects the “Projected Actual” dwelling units for Tempe in 2030: 79,27380,676. These estimates are based on how many new developments are projected to occur within each density level. With a projected population of 190,000196,697, at the same average number of residents per dwelling unit, 78,512683 dwelling units would be needed to accommodate expected growth.

The *Housing Element* addresses current affordability gaps, and strategies for resolving the need for affordable housing. The demand for housing can-not be filled within our existing residential projected land use area without significant change to the character or density of parts of the community. In an effort to preserve existing neighborhoods, the addition of Mixed-Use residential and permitted commercial property with residential uses provides opportunities to provide a mix of housing types and fulfill the market demand for housing in Tempe.

#### *Beyond the Border Current and Projected*

The existing land uses of adjacent communities were extrapolated from the Maricopa Association of Governments (MAG) consolidated cities existing land use designations. The categories given on this regional planning document were generalized to closer relate to the Tempe land use categories for a general comparison of existing conditions. South Scottsdale’s land uses show a commercial focus along Scottsdale Road and McDowell Roads, with similar residential densities to the area of north Tempe, which is north of the Salt River. Mesa has a mix of commercial and industrial uses along its northwestern border, and a mix of densities similar to what exists along Apache Boulevard. The southern part of Mesa and the northeastern area of Chandler are also very similar to Tempe land uses. Northwestern Chandler has similar commercial and industrial uses to Tempe. Guadalupe is predominantly residential, with commercial along Avenida del Yaqui, which intersects with Priest Drive and commercial land uses in Tempe. There is significant commercial land use along the I-10 freeway and the eastern border of Phoenix. To the west of the northwestern border of Tempe, in Phoenix, is predominantly industrial land uses. The greatest areas of open space beyond Tempe’s borders include the Salt River Pima Maricopa Community, Phoenix’s portion of Papago Park, and South Mountain Preserve.

The future land uses for adjacent cities were also extrapolated from General Plans and preliminary data collected by ~~the Maricopa Association of Governments~~ MAG. These land uses are either projected or potential, depending on the status of the community’s General Plan. These have been identified on Tempe’s land use map for comparison and analysis in developing Tempe’s projected land use map. The density designations for adjacent communities are different than Tempe’s and noteworthy as they relate to projected changes just beyond the Tempe border. Scottsdale’s projected residential densities for the area adjacent to Tempe are not planned to substantially change from the current 1-8 dwelling units per acre (du/ac). Mixed-use development is planned along McDowell Road. Mesa is projecting their highest densities, 15+ du/ac along its boundary with Tempe. This area is also planned for general industrial along the railroad tracks and residential Mixed-Use along Main Street, which becomes Apache Boulevard in Tempe. Chandler projects 2.5-3.5 du/acre in most of the areas adjacent to Tempe. Commercial nodes at major intersections align with similar land uses at Tempe’s major intersections. It appears that there are no significant projected changes in land uses in Chandler, Guadalupe, or the southeastern portion of Phoenix. The northeastern border of Phoenix, however, is projected for Mixed-Use and residential densities of 15+ du/ac.

### *Community Issues*

In the 2000 Citizen Satisfaction Survey, traffic and growth control were the two most frequently mentioned issues. In fall 2003, a ~~professional consultant conducted a~~ General Plan 2030 survey ~~was conducted~~ to identify issues pertaining to the General Plan. A summary of the results is available in the statistics and demographics element. The General Plan 2030 survey indicates that the primary determinant of choice of residence is the quality of schools in a community. According to the survey, education and the role of Arizona State University are very important to residents' quality of life. Through partnerships outlined in strategies throughout the General Plan, Tempe will support education to ensure ~~the~~ higher employment potential of students. The land use and economic development elements encourage development that provides above regional average wages or salaries. Successful implementation of this plan will positively affect future demographic income data.

The General Plan 2030 survey identified neighborhood maintenance and improvement as the top priority (91% ~~percent~~ of respondents listed this as high or medium priority). The land use and neighborhoods elements, along with strategies in every element, focus on neighborhood improvements and preservation. Tempe's Neighborhood Services Division encourages and helps the planning process be participatory~~ive~~. Tools available for neighborhood planning are defined in this element, as they pertain to land use. Participation of residents in and the inclusiveness of the planning processes and implementation are outlined in the neighborhood element. As a desirable place to live, successful implementation of this ~~p~~Plan will positively affect future property values.

The second highest priority identified by the survey was the need for infill and reuse of vacant land or buildings. The land use and redevelopment elements focus on maximizing the potential of properties through ~~revitalization~~~~redevelopment of underutilized land~~. Successful implementation of this ~~p~~Plan will positively affect new construction and the increased revenue from land utilization projected in this element.

The General Plan 2030 survey identified affordable housing as a high priority to residents. As property values continue to rise, this issue will become more critical for students, seniors, families and the working poor. Providing housing for people wanting to live in Tempe will support a livable community concept, enabling people to live, work and shop locally. Successful implementation of this ~~p~~Plan will positively affect travel reductions, use of mass transit, increased local employment and increased sales revenues.

The General Plan 2030 survey indicated between 71-75% ~~percent~~ of respondents considered restaurants, retail stores and shops, neighborhood businesses, entertainment and recreation facilities and large office uses high to medium priorities. The land use element encourages economic development appropriately located to serve the community with needed goods and services. Successful implementation of this Plan will increase local employment and sales revenues.

The General Plan 2030 survey did not indicate tourism as a high priority for residents; however, the importance of sales tax revenue from tourism industries which attracting people to visit and shop in Tempe is critical to sustaining the quality of life expected by residents. All of the elements of the General Plan include strategies to create an attractive and safe community, which encourages people to visit and shop in Tempe. Successful implementation of this ~~p~~Plan will positively affect tourism and sales tax revenues.

The General Plan 2030 survey identified six of the seven growth sites in the growth area element. The land use element and growth areas element reflect the prioritization of where growth will occur in our community, based on public survey responses and land availability.

Tempe residents supported a 0.5% ~~percent~~ dedicated tax for transportation in 1997. The General Plan 2030 survey indicated traffic and transportation issues remain high priorities to Tempe residents. Transportation planning and neighborhood planning are integral issues in land use planning. Throughout this element are



references to these important components. The Comprehensive Transportation Plan provides the foundation for addressing transportation-related issues.

*The goal of the Land Use element is to foster development that conserves resources and enhances the environment in which people live, learn, work and play.*

#### *Objectives*

- Develop public participation standards that include ongoing communication and active involvement ~~to maintain an attractive, livable, and sustainable city~~
- Encourage affordable housing initiatives in redevelopment planning
- Encourage reinvestment and redevelopment appropriate to a particular area
- Develop and implement plans that address particular geographic area needs
- Promote neighborhood preservation and enhancement
- Encourage preservation of significant historic and archeological resources
- Ensure that new development will be consistent with general plan goals
- Encourage transportation planning, design and development that reinforces all city-adopted plans, and preserves and enhances the character of Tempe's neighborhoods

#### *Strategies*

- Revise the zoning ordinance to delineate public processes for planning, public notification and involvement, and hearings
- Encourage reinvestment in the community's cultural resource areas, which is reflective of the character of each area
- Allow flexibility in housing location, type and density, within the densities allowed by the General Plan
- Provide flexibility in lot size, configuration and vehicle access to facilitate compact, efficient infill development
- Encourage development of needed housing in close proximity to employment and services
- Encourage development and preservation of affordable housing through infill development
- Encourage mixed-use development that provides needed local services and housing on a neighborhood scale with an efficient use of the land
- Create ~~an effective~~ housing plan
- Promote reinvestment through city programs, which enable property improvements
- Consider a rehabilitation code to address aging buildings
- Identify gaps in community needs in reinvestment areas
- Maintain the Planning & Zoning Commission
- Implement ~~the~~ Pedestrian Overlay District to encourage increased pedestrian travel in and around neighborhoods through an appropriate mix of land uses, building orientation, parking supply and location, and access to transit
- Continue to coordinate local land use and transportation decisions with regional plans and policies
- Support the creation of mixed-use development patterns that increase pedestrian travel, especially in the Downtown, ~~the Pedestrian Overlay District~~ and other special districts
- Develop sustainable land uses that are supported by the community, including development patterns in which the facilitation of pedestrian travel and access to transit are priorities
- Encourage and assist neighborhood associations in creating neighborhood plans and facilitate the public process where necessary
- Integrate neighborhood planning into the City's annual planning and goal setting process
- Integrate the review of neighborhood plans into the City's annual Capital Improvement Program operations and budgeting process
- Refer to the 1997-2001 Riverside Sunset Neighborhood Strategic Plan
- Refer to the 1998-200~~20~~ Northwest Tempe Neighborhoods Strategic Plan

- Refer to the 1995 North Tempe Neighborhoods Strategic Plan
- Refer to the 1996 Apache Boulevard Redevelopment Plan
- Utilize the following plans and tools to direct land use decisions within the City to develop geographically unique plans:
  - Neighborhood Action Plan
  - Neighborhood Vision (Strategic Plan)
  - **Community Plan**
  - Specific Area Plan
  - Redevelopment Plan (see the redevelopment element)
  - Housing Reinvestment Programs (see the housing element)
  - City of Tempe Zoning Ordinance
  - Comprehensive Multi-Modal Transportation Plan
  - Uniform Building Code and Amendments
- Participate in regional efforts for planning, revenue sharing, and transportation programs that are mutually beneficial to the City and the Valley
- Work with adjacent cities regarding future land use to maintain a stable tax base and provision of necessary neighborhood amenities where Tempe shares city boundary lines
- Pursue opportunities to share services and facilities that mutually benefit each community
- Maintain and develop revenue sharing partnerships
- Work to develop and implement design standards for shared borders
- Work on the development of mass transit oriented design along shared streets such as Rural and Scottsdale Roads and Apache Boulevard and Main Street
- Pursue resource sharing for the Rio Salado wetland restoration project
- Continue to develop strategies to address development issues relating to the airport, 48<sup>th</sup> Street and the I-10 corridor
- Work to bring mutually beneficial development to our shared borders

### ***Definitions of Land Use Planning Tools***

**Building Codes** – A model code adopted by City Council that is dedicated to the development of better building construction and greater safety to the public by uniformity in building laws. Focused on structural systems, exiting and fire safety, it contains broad-based principles that make possible the use of new materials and new construction systems.

~~**Community Plan** – This plan is intended to provide a greater level of detail needed to implement the General Plan. A neighborhood vision has been completed, but there is a need for a more formal policy document. It provides flexibility for implementation while assuring strong community support for the way an area evolves. When adopted by Council, this plan becomes a policy document for the area. Adoption of a document carries the weight of municipal law, and would require amendment or variance hearing for deviations from the plan.~~

**Comprehensive Multi-Modal Transportation Plan** (see the Transportation Chapter) – Focus on achieving a more balanced transportation system and reducing reliance on the automobile; preserving neighborhood character; enhancing streets to maximize safe and efficient use by all modes of transport; and enhancing the ability to drive to, from and within Tempe, but not through Tempe.

**Eminent Domain** – State-authorized power granted to ~~C~~ities for the purpose of redevelopment of areas determined to be slum and blight, and posing a threat to public health, safety and welfare, or considered an economic or social liability requiring action to mitigate community problems. Property owners are offered



fair market value to sell their property to the municipality, and have the right to contest in court, the offer to purchase their land. Professional appraisals and legal negotiations may result in out of court settlements.

**Housing Reinvestment Programs** (see the housing element) – Focus on providing diverse housing types and healthy and safe living conditions for both rental and owner-occupied residences. Programs range from very low-income housing assistance to homebuyer education and landlord rental improvements. Programs are often federally funded.

**Neighborhood Action Plan** – Focus on one or more problems or objectives and may be done on an ad hoc basis by individual residents and may include a neighborhood association. Problem identification leads to discussion with appropriate City departments or the Neighborhood Program Office to determine a solution and take action. The plan is not accepted or adopted, it is acted upon.

**Neighborhood Vision (Strategic Plan)**– The plan is developed when there is a need to address multiple issues within a particular area, and a need for plan driven by and defined by the residents of an area. The document is a wish list of items residents would like and serves as a flexible, long-term guide for a neighborhood's future. Problem identification leads to an assessment of the neighborhood's strengths, weaknesses, opportunities and threats, the neighborhood's vision, mission and values as well as goals and objectives to attain the neighborhood's vision of its future. When accepted by Council, this plan becomes a guiding document for the area.

**Zoning Overlay Districts** – Focus on specific interests such as historic preservation, transportation, or economic preservation or enhancements drive these districts. An area must meet specific criteria, have unique area issues and address a vision or desired conditions for an area in order to qualify for district designation. Areas determined to be overlay districts include revitalization planning tools, and should have goals, objectives and measurement criteria. These districts are defined in State legislation and have legally defined boundaries. Zoning Overlay Districts may not have a sunset clause, if the intent is long-term protection. A legal notification and participation process would be defined in the zoning ordinance. This tool is used to control or restrict particular uses in special areas with boundaries different from those of regular zoning districts, and may be super-imposed on regular zoning districts. Zoning Overlay Districts encourage regulate specific conditions (such as encouraging a pedestrian environment, providing a smooth transition to adjacent areas, intensifying development, creating a unified environment, requiring higher design standards; or protecting historic structures) which are identified in the zoning ordinance specific to each district.

**Redevelopment Districts and Plans**- Focus on designated areas containing a predominance of blighted or dilapidated structures or conditions that may be eaffecting public health, safety and welfare. Other conditions that may warrant redevelopment include obsolete platting, inadequate street layouts, barriers/impediments to sound/smart growth of the community, impediments to housing provisions, -or economic or social liabilities, and-is that are a menace to the community. An area must meet specific criteria to qualify for redevelopment designation (see redevelopment element). These districts and the planning tools used are driven by protection of public health, safety and welfare, and therefore led by public efforts. Redevelopment districts proactively seek development through public/private partnerships. These districts enable removal of some existing structures, with the intent to rebuild or redevelop, thereby encouraging revitalization of adjacent areas, and encouraging reinvestment of other nearby properties. Redevelopment plans are defined in State legislation, which identifies required plan contents. These plans must include an extensive public participation process including property owners and stakeholders and legal notification requirements are applicable. Eminent domain is allowable if designated in the redevelopment plan. Incentives may be available. The plan should have a sunset clause for when the area no longer fits specified criteria or has met the goals and objectives. When adopted by Council has legal standing for land use development.

**Revitalization Areas** - Do not meet the criteria to be considered a redevelopment area, however if revitalization does not work continued decline in the area may lead to redevelopment designation at a later time. Unlike redevelopment, which is government (public) led planning, these areas are driven primarily by private interests to improve an area. Revitalization coordinates research and activities focused on influencing the physical conditions, market, image and social network of a neighborhood; working to inspire confidence in neighborhoods. Revitalization promotes infill, reuse and investment in existing structures as opposed to removal of buildings. Revitalization areas encourage reinvestment by working with existing property owners, tenants and city ~~staff programs~~ to invest additional resources in their properties and the community, adding vitality through physical infrastructure, aesthetic improvements, service enhancement or staff attention (safety, planning, refuse, etc.). The purpose of these areas is to provide increased flexibility for development in the area, through reduced regulatory procedures and incentives while maintaining the integrity of existing neighborhoods.

**Specific Area Plan** – These plans are used when ~~the size of the an~~ area requires more intensive planning and participation and the community wants a policy document which amends the General Plan. As a major amendment to the General Plan, a Specific Area Plan requires a supermajority adoption by Council during the annual hearing for all Major Amendments of the General Plan. The plan may have more restrictive standards than the zoning ordinance. When adopted by Council, this plan becomes a policy document for the area. Adoption of a document carries the weight of municipal law, and would require amendment or variance hearing for deviations from the plan. The plan may also result in the development of an overlay district. While the Specific Area Plan is not completely inflexible, it requires a formal process. These plans are developed through a process of extensive public meetings where all stakeholders in the plan ~~area-of study~~ are invited to participate in the process. The Specific Area Plan may include a land use plan, a transportation plan, development design guidelines, landscape design guidelines, urban design elements; park master plans and economic development plans. Plans should have goals, objectives, strategies and measurement criteria. These plans are enabled in State legislation and have legally defined boundaries. The plans should have a sunset clause, and be reviewed and updated. A legal notification and participation process ~~would be will be~~ defined in the zoning ordinance. ~~Divergence from this Specific Area Plan requires an amendment to the Specific Area Plan. While the Specific Area Plan is not completely inflexible, it requires a formal process. As a major amendment to the General Plan, a Specific Area Plan requires a supermajority adoption by Council during the annual hearing for all Major Amendments of the General Plan. When adopted by Council, this plan becomes a policy document for the area. Adoption of a document carries the weight of municipal law, and would require amendment or variance hearing for deviations from the plan.~~

**Zoning Ordinance** – Provides maps and detailed rules defining zoning districts with permitted uses, development standards such as height, setbacks, densities, parking requirements and design guidelines that govern how property owners can develop their land. State law recognizes this document, which, when adopted by Council, has legal standing for all land development and property use.

## ~~A.~~ *Land Use Element*

11 x 17 color map of existing land uses

## ~~A.~~ *Land Use Element*

11 x 17 color map of existing residential densities

~~A~~ ***Land Use Element***

11 x 17 color map of projected land uses

~~A~~ ***Land Use Element***

***11 x 17 color map of projected residential densities***

## ***~~B. Accessibility Element~~***

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## ***B. Accessibility Element***

### ***Introduction***

The Federal Americans with Disabilities Act (ADA), a civil rights law, is intended to remove the barriers that prevent people with disabilities from participating as independent members of society. By improving access to employment opportunities, government services, public accommodations, transportation, and telecommunications for those with disabilities, everyone is given the opportunity to realize their full potential and achieve their dreams. Together, the ADA Accessibility Guidelines for Buildings and Facilities (ADAAG) and the Uniform Building Code (UBC) provide minimum required standards for access to public and private buildings and services for people with physical disabilities. Public facilities are also guided by the Uniform Federal Accessibility Standards (UFAS). Accessibility is an issue that impacts all members of the community, with or without physical limitations. Through illness, accidents or natural aging, most citizens will experience difficulties walking, seeing, hearing, driving or getting around. Whether permanent or temporary, the inconvenience or inability, discomfort and frustration of accessing needed facilities or services is not exclusive to a small minority of the community. Further, as the population ages, these difficulties will increase for larger numbers of citizens seeking access to facilities, services, or events. As a centrally located community with extensive public transportation and services, Tempe may attract larger numbers of individuals with disabilities. Accommodating this growing population requires sensitive attention to land use and design.

*The goal of the Accessibility Element ~~goal~~ is to create a city that has ~~unlimited~~ design potential to ~~creatively~~ meet community needs through universal designs which provide ~~comfort~~, access and benefit ~~to residents and visitors~~ through ~~sensitively designed~~ accessible public and private facilities, services and programs.*

### ***Objectives***

- Create adaptive environments that can meet current and future needs of the community
- Use universal designs, which are cost efficient and benefit the greatest number of users possible
- Where possible, create multi-user accesses that does not separate portions of the populations
- Promote ergonomic, human-scaled environments

### ***Strategies***

- Work toward code and ordinance certification compliance of pre-existing facilities that do not meet ADA and/or UBC requirements
- Implement a program of ongoing monitoring and assessment of accessibility features within the City while prioritizing problem areas and make necessary repairs or improvements as funds are available
- Dedicate staff and resources to an internal audit of existing city facilities and review of proposed city facilities
- Dedicate staff and resources to an external assessment of private facilities used by the public, and review of proposed developments
- Identify a knowledgeable key point of contact within the City staff to provide timely and accurate response to public input and to ensure implementation of goals and objectives
- Create a city-wide map of areas with access issues, and prioritize capital improvements to remediate problems
- Provide educational material ~~for residents~~ on design guidelines for accessibility
- Encourage residential remodeling, reinvestment ~~or~~ and new development that is accessible or readily adaptable for future accessibility
- Work toward code and ordinance certification
- Provide opportunities for people with different abilities to meet, live, work or play together

- Provide opportunities for access, use and interpretation of historic structures while retaining historic integrity
- Monitor ongoing technology research that may develop efficient means of meeting accessibility challenges
- Maintain the Mayor's Commission on Disability Concerns

## *~~C. Community Design Element~~*

Photos related to element

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## *Community Design Element*

### *Introduction*

“A vulnerable city is one that has lost its sense of place and pride.” With these words, urban designer William Whyte captured the importance of design methods, quality and direction to a community’s quality of life. Design has long been a factor in shaping Tempe’s built form. Tempe has been recognized for its development of a design review ordinance, sign control, dark sky protection, landscape requirements, public art, pedestrian-oriented design and downtown revitalization. The community continues to enhance its sense of place and pride through the refinement, development and support of programs and policies which result in the highest possible standards of design in the built environment.

Sustainable Design is a holistic approach to planning and building which incorporates technology, building design, construction and management in order to minimize environmental impact, reduce energy consumption, limit pollution and waste, reduce life-cycle costs and contribute to human health and comfort. Buildings must be designed to meet the needs of the current population without adversely impacting resources for future generations. Each individual project has a unique combination of requirements determined by identification of needs, expectations for life-cycle costs, context ~~&and~~ setting, physical ~~&and~~ financial constraints and available technologies. In addition, buildings designed and constructed according to sustainable principles must also be safe, economical, durable, functional, comfortable, inviting, aesthetically pleasing and in concert with community and neighborhood goals. The potential benefits of sustainable design include:

- Lower construction costs, resulting from use of recycled materials and lower waste disposal costs
- Reduced operating costs, resulting from lower utility costs and reduced maintenance costs
- Increased productivity, resulting from better tenant and employee retention, improved working conditions, such as air and light quality, and fewer hours lost to health-related factors
- Overall environmental improvement, resulting from reductions in pollution and the “urban heat island” effect

*The goal of the Community Design Element is to develop standards, ~~which~~ that will enhance the community’s quality of life for future generations.*

### *Objectives*

- Create recognizable and usable “places” by enhancing enclosure, connections, permeability and transparency
- Provide focal points
- Achieve “diverse continuity”
- Encourage and enhance pedestrian movement
- Respond to climactic factors and human comfort
- Provide opportunities for interaction and observation
- Encourage mixed-use designs
- Encourage architecture that will withstand changes in style and economy, enabling adaptive re-uses in the future
- Promote sustainable concepts
- Maintain or reduce lighting impacts on night skies
- Recognize and celebrate geographic distinctions in architectural character

### *Strategies*

- Continue the Art in Private Development Program
- Maintain the Design Review Commission as a citizen advisory group for development
- Identify opportunities for public or private enhancements that create a sense of place

- Create guidelines that support compatible relationships between new and old buildings, paying special attention to the attributes that make the built environment active and desirable
- Update ordinances and codes to reflect current construction methods and planning practices
- Assist established businesses by encouraging reinvestment in properties that does not detract from local character
- Use landscape, hardscape and sign designs to create unique and comfortable environments
- Rehabilitate historic buildings to accommodate new uses and design new buildings to ~~complement~~compliment the history and culture of the area
- Provide standards of “historic appropriateness” for redevelopment and alteration of historic buildings and for other development activities, which impact historic buildings
- Encourage shade, orientation, evaporative cooling, and other means of providing human comfort
- Provide clear development criteria that promote compatibility between new and existing development
- Provide opportunities for flexibility in standards where creative solutions are proposed that serve the community
- Provide flexibility in lot size, configuration and vehicular access to facilitate compact, efficient infill development
- Encourage housing in close proximity to employment and services
- Utilize the Quality Initiatives for Building (QIB) for all public buildings
- Improve the Dark Sky Ordinance to meet objectives without impacting aesthetics
- Follow technology research for improved lighting that provides safe, energy efficient and dark sky sensitive solutions
- Develop a monitoring program to track lighting impacts and prioritize physical changes
- Work with regional and state agencies to protect the skies over the Valley
- Consider data, such as temperature ranges, precipitation, wind direction, solar angles, etc. in the building design
- Examine the proposed location and uses of ~~the public~~ facilityies and determine appropriate design strategies
- Consider the potential cost in time and money weighed against the potential benefit of sustainable design
- Determine availability of proposed materials/systems and compatibility with project schedule.
- Continue to follow technological advancements in the building industry and enable flexibility for market use of such materials
- Utilize landscape to provide shade, reduce glare and reflected heat, provide open space, water retention, soil erosion control, and evaporative cooling
- Maximize use of indigenous and low-water-use plant materials
- Utilize graywater and collect rainwater for landscape irrigation, where feasible and use drip and other low-water-use irrigation systems where appropriate
- Limit use of water features to minimize water use/loss and maximize psychological cooling effects
- Arrange spaces for optimum views and orientation;
- Maximize north-south exposures and minimize western exposures
- Consider implementation of a green building program

#### *Sources*

- Design Review Ordinance
- DTC Downtown Design Principles
- Quality Initiative for Building Manuals (written for each public project)

**~~D.~~Historic Preservation Element**

Photos related to element

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**~~D.~~ Historic Preservation Element**

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## **~~D.~~Historic Preservation Element**

### ***Introduction***

Tempe is one of the oldest incorporated Cities in the Valley -and enjoys a rich multi-cultural heritage evident through its historic buildings, open spaces, neighborhoods, and structures. Less visible, but equally important, are the archaeological resources of Tempe's past, including the remains of several Hohokam villages. In 1995, Tempe City Council adopted the Historic Preservation Ordinance, which created the Tempe Historic Preservation Commission and the Historic Preservation Officer position. In 1997 the Commission drafted and Council approved the Historic Preservation Plan. As of 2002, Tempe has 46 properties listed on the National Register of Historic Places and 21 properties listed on the Tempe Historic Property Register ("H" designation). Several other properties are potentially eligible as are a number of historic districts. In addition to these cultural resources, approximately 15% percent of Tempe's land area is classified as Archeologically Sensitive (AS).

Protection and enhancement of Tempe's heritage is critical to preserving the unique identity of our community. Tempe's built environment tells the story of Tempe's growth through a blend of the past with the present, enriching our city, citizens and visitors.

### **Tempe Historic Property Register**

College (Valley -Art) Theatre  
C.T. Hayden House (Monti's La Casa Vieja)  
Eisendrath House  
First Congregational Church  
Garfield Goodwin Building  
Hiatt-Barnes House  
Moeur Park WPA Structures  
Our Lady of Mt. Carmel Catholic (Old Street Mary's) Church  
Pedro Escalante House  
Tempe (Hilge) Bakery) – Hackett House  
Tempe (Old Mill Avenue) Bridge  
Tempe Woman's Club

Tempe Beach Stadium/Ash Avenue Bridge  
Abutment  
Tempe Hardware Building  
The Carns-Buck House  
The Elias-Rodriguez House  
The Farmer-Goodwin House  
The Governor Benjamin B. Moeur House  
The Niels Petersen House  
W.A. Moeur House (Ninth and Ash/Casey Moore's)  
White Dairy Barn (Murphy's Irish Pub)

### **Archeological Sites**

Hayden Butte Mountain Preserve  
Loma del Rio

Tempe has also conducted a survey of post-WWII subdivisions, which defines the architectural character of a majority of early Tempe neighborhoods. Seven of those subdivisions are currently eligible for designation as a historic district. By 2030 over half of Tempe's housing will be 50 years old. On the proceedingfollowing page is a map of Post World War II (1945 – 1960) Subdivisions. ~~Post War~~ Subdivisions indicated with a letter in the legend are currently eligible for designation as historic districts. ~~Post War~~ Subdivisions indicated with a number in the legend are those that may become eligible for designation as historic districts by 2030. ~~Based on survey and inventory work reported in the Neighborhood & House type Context Development Study-Post World War II Subdivisions Tempe, Arizona study.~~

An historic district consists of an area with a substantial concentration of properties, buildings or structures which individually meet the eligibility criteria, as well as others which contribute generally to the overall distinctive character of the area. Within districts, these resources are united historically or visually by plan or physical development. An historic district may include or be composed of one or more archeological sites.

*Map of eligible and potentially eligible historic districts*

*The goal of the Historic Preservation Element is to enhance community character and heritage through the identification and preservation of significant sites, properties and districts.*

### *Objectives*

- Identify, preserve and protect significant historic properties and archaeological sites
- Identify the best historic districts worthy of designation and preservation
- Foster economic vitality through preservation and/or adaptive rehabilitation of historic properties that contribute to character of the community
- Integrate historic preservation planning with boards, commissions, neighborhood and redevelopment planning efforts to protect and enhance community heritage and compliment ~~C~~city redevelopment and revitalization efforts

### *Strategies*

- Maintain ~~C~~city status as a Certified Local Government Program to administer historic preservation programs
- Maintain the Historic Preservation Commission
- Maintain the Tempe Historic Preservation Office and process for historic property identification, explanation, documentation, designation, registration, review of impacts, and public participation
- Compile information about historic properties and the historic character of Tempe to identify sites worthy of preservation and share information so that it may be considered in current and future development
- Identify, inventory and assess historic buildings, structures, districts and archaeological sites to provide property use alternatives. Use this information to set preservation priorities and promote the identification and classification of properties that are eligible for historic designation. Recommend appropriate properties, districts and sites to the Planning and Zoning Commission for designation in the Tempe Historic Property Register
- Advise the ~~C~~city boards and commissions and the ~~C~~city Council on all matters pertaining to historic structures, properties or sites
- Consult with representatives of Native American tribes to identify concerns regarding the treatment of archaeological resources
- Consider applications to alter in any way, or demolish, historic properties
- Review Proposals that may impact designated and potentially eligible historic properties, including nearby development that might visually impact a historic property
- Encourage historic property ownership and neighborhood preservation by assisting owners in rehabilitation, restoration or maintenance through incentives obtained or developed with ~~C~~city, ~~S~~tate or ~~F~~federal assistance
- Increase awareness of Tempe history and historic properties among students, residents, visitors and businesses for the education and promotion of historic preservation
- Preserve and promote the historic character and cultural significance of downtown Tempe

### *Sources*

- Historic Preservation Plan
- Historic Preservation Ordinance
- Tempe Historic Property Register
- Tempe Historic Eligible and Archeologically Sensitive Property Lists
- ~~1997~~ City of Tempe Multiple Resource Area Update
- ~~2001~~ Post World War II Subdivisions Tempe, Arizona: 1945-1960; ~~Neighborhood & House type Context Development~~



## ***~~E.~~Housing Element***

Photos related to element

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Permits issued for construction of residential units in the City of Tempe		
YEAR	MULTI-FAMILY	SINGLE FAMILY
1995	684	477
1996	1,082	280
1997	1,466	228
1998	89	305
1999	415	296
2000	9	77
2001	267	26
Source: City of Tempe Development Services Department		

City  
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## **~~F.~~Neighborhoods Element**

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## ~~F~~-Neighborhoods Element

### 2002 Alphabetical Legend of Associations by Type

#### Neighborhood Associations

Alameda Campus NA - N18B  
Alegre Community NA - N5A  
Alta Mira NA - N41  
Baseline Hardy NA - N24  
Bell De Mar Crossing NA - N32A  
Brentwood Cavalier NA - N18A  
Broadmor NA - N14  
Broadway Palms NA - N17A  
Camelot Village NA - N34  
Clark Park NA - N11A  
Corona Del Sol Estates NA - N39  
Cyprus Southwest NA - N20A  
Daley Park NA - N12  
Date Palm Manor NA - N14A  
Dava-Lakeshore NA - N33  
Duskfire NA - N37  
Duskfire II NA - N40  
Escalante NA - N5  
Estate La Colina NA - N36  
Evergreen NA - N17  
Gililand NA - N8  
Holdeman NA - N8A  
Hudson Manor NA - N9  
Hughes Acres NA - N16B  
Jen Tilly Terrace NA - N9A  
Kiwanis Park NA - N29A  
Knoell Gardens NA - N25  
Kyrene Superstition NA - N23  
Lindon Park NA - N4  
MACH 8 NA - N18  
Maple Ash NA - N7  
Marilyn Ann NA - N11  
McClintock NA - N15A  
McClintock Manor NA - N20  
Meyer Park NA - N16A  
Mission Ridge NA - N39A  
Mitchell Park East NA - N7A  
Mitchell Park West NA - N7B  
North Tempe NA - N1  
NTNA - Canal Park NA - N1A  
NTNA - Cavalier Hills NA - N1C  
NTNA - College NA - N1B  
NTNA - East Rio NA - N1E  
NTNA - Indian Bend NA - N1D  
NTNA - West Rio NA - N1F  
Optimist Park Northeast NA - N26  
Optimist Park Northwest NA - N27  
Optimist Park Southeast NA - N28  
Optimist Park Southwest NA - N29  
Pepperwood NA - N30  
Peterson Park NA - N19  
Pheasant Ridge NA - N35A  
Raintree NA - N37B  
Riverside NA - N2  
Rural/Geneva NA - N16  
Sandahl NA - N35B  
Shalimar NA - N15  
Sunburst Farms NA - N35  
Sunset NA - N3  
Superstition NA - N21

Tally Ho Farms NA - N40A  
Tally Ho Farms North NA - N37A  
Tempe Gardens NA - N22  
Tempe Royal Estates NA - N32  
University Estates NA - N13  
University Heights NA - N6  
University Park NA - N10  
Victory Acres NA - N5B  
Warner Estates NA - N38  
Wood Park NA - N31

#### Homeowners Associations

Alameda Estates HOA - H13  
Alameda Park HOA - H13A  
Alisanos HOA - H36C  
Alta Mirada HOA - H45  
Ash Court HOA - H7A  
Bradley Manor HOA - H33  
Brentview HOA - H14B  
Brittany Lane HOA - H30  
Broadmor II HOA - H12A  
Broadmor Place HOA - H12  
Buena Vista Ranchos HOA - H40  
Butler Tempe HOA - H2  
Calle De Caballos HOA - H40B  
Camelot Park Villas HOA - H35B  
Casa Fiesta HOA - H18C  
Casitas East HOA - H9A  
Casitas Tempe HOA - H9  
Chaparral HOA - H18B  
Circle G HOA - H46  
Colonia Del Sur I HOA - H15  
Colonia Del Sur III HOA - H15A  
Concord Village, Inc. HOA - H1  
Continental Villas East III HOA - H24  
Corona Ranch HOA - H44  
Cottonwoods Townhomes HOA - H35  
Festiva Tempe HOA - H29  
Fiesta Villages HOA - H16A  
Galleria HOA - H34  
Graystone HOA - H36B  
Hacienda Del Rio HOA - H5C  
Hamilton Homes Tempe HOA - H39  
Harbor Village HOA - H28C  
Hayden Square HOA - H7  
Homestead HOA - H36A  
Hudson Trace HOA - H25  
Knoell Garden Villas HOA - H16B  
Knoell Ville Monaco HOA - H24A  
La Sombra HOA - H14A  
Laguna Estates HOA - H18  
Lake Park Villas HOA - H28E  
Lakes (The) HOA - H28  
Las Brisas HOA - H11  
Las Estadas HOA - H44A  
Lofts (The) at Orchidhouse HOA - H7A  
Los Prados HOA - H8  
Marlborough Park Estates HOA - H3  
Marlborough Park Villas HOA - H3A  
Mistwood HOA - H18A  
Oaks HOA - H10C  
Oaks II & III HOA - H10B

Oasis at Anozira HOA - H35A  
Papago Park Village HOA - H3B  
Park Premiere HOA - H21  
Park Premiere South HOA - H32  
Park Premiere South II HOA - H31  
Park Riviera South T.H. I/II HOA - H22  
Park Riviera South T.H. III/IV HOA - H23  
Park Riviera Townhouse HOA - H20A  
Parke Tempe HOA - H36D  
Parkside at the Galleria HOA - H34A  
Parkview Hacienda HOA - H3C  
Pecan Grove Estates II HOA - H36  
Pecan Grove Village II HOA - H36E  
Pepperwood Townhomes HOA - H26  
Puerta Del Sol HOA - H20  
Questa Vida HOA - H10A  
Rancho Tempe HOA - H17B  
Rio Salado HOA - H5A  
River Run HOA - H4  
Rosen Place HOA - H6  
Runaway Point HOA - H28D  
Sandcastle HOA - H28A  
Scene One HOA - H6A  
Shalimar East HOA - H15B  
Sierra Tempe HOA - H47  
Solar Energy Synergy HOA - H8A  
Southern Village Estates HOA - H17  
Springdale HOA - H17A  
Springtree HOA - H14C  
Stonegate HOA - H26A  
Tempe Gardens Townhomes HOA - H19  
Tempe Royal Estate HOA - H30B  
Tempe Royal Palms #19 HOA - H41  
Tempe Village HOA - H16  
Terra HOA - H37  
Terrace Walk HOA - H30A  
Terramere HOA - H38  
University Garden Villas HOA - H5  
University Ranch HOA - H10  
University Royal Garden Hms HOA - H27  
Villa Patrician HOA - H14  
Village at Shalimar HOA - H15C  
Village Landings HOA - H28B  
Villas Las Palmas HOA - H41A  
Warner Ranch HOA - H42  
Warner Ranch Landing HOA - H42A  
Warner Ranch Landing II HOA - H42B  
Warner Ranch Manor I HOA - H42C  
Warner Ranch Manor II HOA - H42D  
Warner Ranch Phase II HOA - H43  
Warner Ranch Village HOA - H42E  
Worthington Place HOA - H5B

#### Affiliate Associations

Downtown Tempe Community - A1  
Friendship Village - A4  
Los Vecinos - A5  
NewTown CDC - A3  
Tempe Apache Blvd Assn. - A2

#### Property Owners Associations

Maple-Ash Prop./Land. Entity - P1

## *Introduction*

Tempe understands the importance of healthy, sustainable neighborhoods and the need for public involvement in the planning process. Neighborhood/homeowner associations are one way to bring people together for problem solving and information gathering. As of 2002 Tempe has 68 voluntary neighborhood associations, 99 homeowner associations (legal entities with CC&R's), 5 affiliate associations and 1 property owners association registered with the City. These groups or any property owner, resident or business owner may participate in planning projects within a specified area of Tempe. Anyone proposing development within one of these areas is encouraged to contact the association during the planning process. The Neighborhood Element identifies strategies that community members may use to participate in land use planning, to ensure efficient and cost-effective service delivery and to maintain and improve neighborhoods.

*The goal of the Neighborhood Element is to provide a participatory planning process to guide planning and to promote programs that enhance neighborhoods and encourage a sense of community.*

## *Objectives*

- Educate and involve the public in City processes
- Allow for public comment through all stages of a clearly defined planning process
- Ensure that the planning process is open to all residents and businesses of the community
- Allow for honest expressions of opinion, even if they differ from those of the majority
- Attain the best neighborhood maintenance and management
- Promote neighborhood preservation and enhancement
- Promote a safe neighborhood environment
- Minimize traffic impacts
- Develop walkable communities
- Promote alternative modes of transportation

## *Strategies*

- Maintain the Neighborhood Advisory Commission
- Implement an effective communication process that informs the public of their role in the planning process and encourages them to participate in the process
- Develop participation standards that include ongoing communication with neighborhood organizations, residents, property owners, businesses and stakeholders
- Inform neighborhoods of land use plans and provide a forum for them to comment, as well as a mechanism for providing feedback that ensures the neighbors that their input has been considered
- Encourage affordable housing that meets the needs of a diverse population
- Allow flexibility in housing location, type and density, encouraging resident input to help develop and implement area guidelines
- Encourage mixed-use development that provides local services and a residential component appropriate to the neighborhood
- Identify significant historic neighborhoods for historic designation and offer incentives for rehabilitation
- Encourage reinvestment, infill, land re-use and redevelopment and preservation appropriate to each neighborhood by involving the neighborhood in the land use planning process
- Stabilize neighborhoods by encouraging residents to maintain and improve their properties, becoming active in their neighborhood to lend support to city service organizations
- Create guidelines that support compatible relationships between new and old buildings, paying special attention to the attributes that make the neighborhood desirable
- Support new development that is consistent in character and scale with established housing and commercial development

- Continue plans and programs that benefit neighborhoods including the Historic Preservation Plan, the Housing and Redevelopment Consolidated Plan, the Nuisance and Rental Housing ordinances and the Neighborhood Traffic Management Plan.
- Establish districts as necessary to provide improvements or enhancements, protect historic assets or encourage new development
- Redevelop blighted, distressed and underutilized properties
- Consider regional, state and funding sources to implement programs that benefit neighborhoods
- Utilize multi-lingual communication methods to reach a diverse community
- Utilize the following planning tools:
  - **Neighborhood Action Plan** – Focus on one or more problems or objectives and may be done on an ad hoc basis by individual residents and may include a neighborhood association. Problem identification leads to discussion with appropriate City departments or the Neighborhood Program Office to determine a solution and take action.
  - **Neighborhood Vision (Strategic Plan)**– Initiated by the neighborhood or homeowners associations and it focuses on multiple issues. Residents and businesses in the area develop this plan. The document is a wish list of items residents would like and serves as a flexible, long-term guide for a neighborhood’s future. Problem identification leads to an assessment of the neighborhood’s strengths, weaknesses, opportunities and threats, the neighborhood’s vision, mission, values as well as goals and objectives to attain its vision of the neighborhood’s future. Council accepts this document as a guiding document for City departments and Boards and Commissions in making decisions with respect to actions concerning a particular neighborhood.
  - ~~Community Plan—Once a Neighborhood Vision has been developed a neighborhood or homeowner association may apply to initiate a Community Plan. This plan is developed with residents and businesses, with legal and technical assistance of city staff. This plan is intended to provide a greater level of detail needed to implement the General Plan, and therefore requires technical and legal conformance with the General Plan. The plan must follow public participation, amendment and hearing processes defined in the zoning ordinance. The plan must follow the format of the General Plan. Council adopts the document as policy for the area defined in the plan.~~
  - **Specific Area Plan** - Specific Area Plans can be initiated by residents, the planning commission, city council or developers. These plans are developed through extensive public meetings where all stakeholders in the area of study are invited to participate in the process. This plan has minimum ~~and maximum~~ geographic area requirements, along with specific compliance of public process, notification, and public hearings as outlined in the zoning ordinance. The plan is organized in the format of the General Plan with detailed information specific to the area and may include a land use plan, a transportation plan, development design guidelines, landscape design guidelines, urban design elements, park master plans and economic development plans. A Specific Area Plan must be adopted by a supermajority of Council and then becomes an amendment to the General Plan.

*See the Land Use Element for definitions of the following tools*

- Building Code and Amendments
- City of Tempe Zoning Ordinance
- Comprehensive Multi-modal Transportation Plan
- Housing Reinvestment Program
- Redevelopment Plan
- Redevelopment Study Area
- Overlay District

***~~G~~-Redevelopment Element***

*photos related to element*

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## ~~G.~~ **Redevelopment Element**

The Redevelopment Element identifies policies and strategies to encourage reinvestment and revitalization of designated areas where conventional planning techniques are unable to address unique or extreme conditions of an area. Tempe is currently land locked between other communities, and at a geographic advantage for businesses and residences. As one of the oldest communities in the Valley-, general infrastructure is accessible throughout the ~~C~~city however, infrastructure and buildings may be dated, requiring improvements within the next decade.

A municipality's redevelopment power is defined in Title 36 of the Arizona Revised Statutes. Per State law, redevelopment can be carried out in designated areas containing a predominance of blighted or dilapidated structures or conditions that may be affecting public health, safety and welfare. Other conditions that may warrant redevelopment include obsolete platting, inadequate street layouts, barriers/impediments to sound/smart growth of the community, ~~and~~ impediments to the provision of housing, ~~or~~ constitutes an economic or social liability and is a menace to the community.

### Redevelopment Study Area – A redevelopment area without an adopted redevelopment plan.

**Redevelopment Areas/Districts** - An area must meet specific criteria to qualify for redevelopment designation. Areas determined to be redevelopment districts ~~include~~use revitalization planning tools. These districts and the planning tools used are driven by protection of public health, safety and welfare, and are therefore led by public efforts. Redevelopment areas, or districts, proactively seek development through public/private partnerships. Most redevelopment plans start by identifying what is in the district that is important and should be preserved, rehabilitated or reused, enabling preservation and restoration. The remaining properties are identified for redevelopment. These districts enable removal of some existing structures, with the intent to rebuild or redevelop, thereby encouraging revitalization of adjacent areas, and encouraging reinvestment of other nearby properties. The use of eminent domain, demolition, preservation and other planning tools are dictated by the adopted plan.

Criteria:

~~{this section revised to meet new state legislative requirements for slum or blight areas}~~

- ~~□ Conventional planning techniques have been unable to address unique or extreme conditions of an area~~
- ~~□ Infrastructure and buildings may be dated, requiring significant improvements~~
- ~~□ Public health is a significant concern~~
- ~~□ Public safety is a significant concern~~
- ~~□ Predominant blighted or dilapidated structures or conditions that may affect public health, safety and welfare~~
- ~~□ Significant vacancies exist in commercial or residential buildings~~
- ~~□ Significant vacant lots are not being developed through regular market conditions~~
- ~~□ Obsolete platting, inadequate street layouts and barriers/impediments to sound/smart growth of the community~~
- ~~□ Impediments to the provision of housing~~
- ~~□ Constitutes an economic or social liability and is a menace to the community~~

A predominance of buildings or improvements, whether residential or nonresidential where public health, safety or welfare is threatened because of any of the following:

- dilapidated, deteriorated aging or obsolescent buildings or improvemnets
- the inadequate provision for ventilation, light, air, sanitation or open spaces
- overcrowding
- existence of conditions that endanger life or property by fire and other causes.



Other than a slum areas, where sound municipal growth and the provision of housing accommodations is substantially retarded or arrested in a predominance of the properties by any of the following:

- A dominance of defective or inadequate street layout
- faulty lot layout in relation to size, adequacy, accessibility or usefulness
- unsanitary or unsafe conditions
- deterioration of site or other improvements
- diversity of ownership
- tax or special assessment delinquency exceeding the fair value of the land
- defective or unusual conditions of title
- improper or obsolete subdivision platting

#### Requirements:

- Redevelopment plans are defined in State legislation, which identifies required plan contents:
  - A statement of the legal boundaries of the redevelopment project area
  - A map showing the existing uses and conditions of the real property within the redevelopment project area
  - A land use plan showing proposed uses of the real property within the redevelopment project area
  - Information showing the standards of population densities, land coverage and building intensities in the area after redevelopment
  - A statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, building codes and ordinances
  - A statement as to the kind and number of site improvements and additional public utilities that will be required to support the new land uses in the area after redevelopment
  - A statement of the proposed method and estimated cost of the acquisition and preparation for redevelopment of the redevelopment project area and the estimated proceeds or revenues from its disposal to ~~redevelopers~~ private parties
  - A statement of the proposed method of financing the redevelopment project
  - A statement of a feasible method proposed for the relocation of families and businesses to be displaced from the redevelopment project area
- Must include an extensive public participation process including property owners and stakeholders
- Legal notification requirements are applicable
- Eminent domain is allowable if designated in the redevelopment plan
- Incentives may be available
- Should have a sunset clause for when the area no longer fits specified criteria or has met the goals and objectives

*The goal of the Redevelopment Element is to sustain or maximize the efficiency of land uses within areas of stagnation or decline; by providing the best economic, social and cultural potential through local policies and programs that minimize or mitigate slum and blight or other conditions affecting public health, safety and welfare.*

#### Objectives

- Ensure the provision of adequate infrastructure
- Encourage reinvestment, revitalization, redevelopment or reuse
- Prevention and Elimination of slum and blight
- Stimulate private investment
- Attract new development

### *Strategies*

- Public/Private Partnerships
- Tax Abatements/Rebates
- Eminent Domain
- Targeted Financial and Development Incentives
- On-going Public Involvement
- Preservation through rehabilitation or relocation of historic structures.
- Preservation through rehabilitation of historic neighborhoods.

### *Sources*

- University/Hayden Butte Redevelopment Plan
- Recreating a Traditional Downtown-Southeast Quadrant Plan
- Apache Boulevard Redevelopment Plan